

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area - Sanford, population 21,028 (2017 American Community Survey), is the 7th largest community in ME & a service center in the rural southwest corner of the State at the foothills of the White Mountains. The City's industrial base started in the 1860s with establishment of Goodall Mills on the banks of the Mousam River which weaves through the City. Sanford's traditional neighborhoods (former mill housing), Downtown, architecture, & cultural heritage grew up around & were anchored by the large textile mills. Mill closings, loss of replacement industries, & devastating fires, most recently in 2016 which consumed 18,000 sf of industrial space & 8 residences, have left large crumbling relics of a once prosperous mill town.

Over the years, ***widespread loss of traditional manufacturing industries has had a significant impact on the City. Blight & deterioration persists in the Mill District, adjacent innercity neighborhoods, & Downtown*** (see 2.a), directly impacting economic viability & ability to attract & retain businesses & jobs to the area. Safe, affordable housing is limited. Developers are drawn to the large, empty mills, but on closer view, see broken windows, crumbling facades, fire-scarred structures with contaminated ash residue, buildings from an era of asbestos, lead-paint, PCB caulking, hazardous building materials, & soils laden with heavy metals & polyaromatic hydrocarbons from its industrial past.

Our ***Target Area*** is identified as the ***Sanford Energy Redevelopment Corridor***, which extends from the ***Mill District, bracketed by innercity neighborhoods & Downtown, to the City-owned former CGA Circuit Board site, a listed Brownfields*** (BFs) which is targeted for solar & recreational redevelopment. The 17-acre former CGA site is located close to a transmission line & has been cleared of residual circuit board debris. The City is ***working with 2 solar developers who are waiting to see if the site will be cleaned up. A conceptual solar array has been designed*** & once the soil-contaminated site is remediated (capped), the City will work in partnership with a developer to site ***a 3-13 MW solar farm with battery storage, switches, & a substation to create the virtual grid for Sanford. The City can use this renewable energy option to entice developers to redevelop the Mill District (OFC)***. The City is working with another developer who is interested in an approximately \$22.5M renovation of one of the former woolen mills for residences/mixed use. The City is also working with the owner of the former International Woolen Mill to explore reuse options for a series of buildings & property along the Mousam River. The ***Target Area includes a renewable energy component, a small area of federally designate floodplain, & is located along a waterway, the Mousam River & Number One Pond (OFC)***, which once fueled the mills.

Many residential & nonresidential buildings in the ***Target Area*** are degraded & have negative impacts on neighbors & the City in general. Based on significant need in the ***Target Area***, most assessment & cleanup funds will be spent on the former CGA site & mills, while planning & community outreach efforts will extend into the adjacent innercity neighborhood & Downtown as their economic fates are tied to the condition of the contaminated & blighted Mill District. With cleanup & redevelopment of the former CGA site & mills, the City will be able to offer developers economical renewable energy as a reason to come to Sanford. The ***City plans to build on & update planning & market studies to weave renewable energy options into rehabilitation of former mills when it offers developers assessed & remediated sites (OFC)***. Without this grant, the City will struggle to secure developers because of the burden of unanswered questions about contaminants, even with a renewable energy option.

1.a.ii. Description of the Priority Brownfield Site(s) – According to MEDEP, there are over 100 contaminant spill sites & documented releases of hazardous substances & petroleum in Sanford. Of those, **23 BFs sites are in the Mill District** including 2 former woolen mill properties; one which is privately owned but in a severe state of disrepair due to company bankruptcy; the other, an abandoned fire-consumed textile mill. These sites are located adjacent to shoreland zones contiguous with the Mousam River (OFC). **The City has not taken these properties due to contaminant complexities** (asbestos, lead-paint, PCBs, fire-related ash, hazardous materials in former mills; documented underground petroleum storage tanks & contamination are pervasive), which need to be assessed & cleaned up. The City **acquired the former CGA site, located in our Target Area in April 2010 by involuntary acquisition for failure to pay property taxes**. The 17-acre property was a pre-cast concrete manufacturer in the late 1960s & a circuit board company from the late 1970s to 1991. Over 3,000 tons of circuit board waste coated with copper & heavy metals sat in piles 15’ high until 2018 when MEDEP removed the materials & **left the City with a vacant site with heavy metal-laden soils**. The site is located next to a former public water supply well, where copper was detected in groundwater. Open to the elements, wind blows soil dust to nearby low income residents, many who live in a trailer park, compromising their health & City water.

1.b. Revitalization of the Target Area

1.b.i. Overall Plan for Revitalization – The City will focus on the **Target Area** using its **vision of cleaning up & redeveloping the former CGA site for solar tied to the virtual grid to attract developers to rehab former mills for new mixed uses & employment**. This initiative is consistent with Sanford’s **Comprehensive Plan, plan to rehab the Mill District, renewable energy & redevelopment goals in EPA’s AWP grant, Downtown/Mill District Redevelopment Strategy, Stenton Mill Area Revitalization Workshop, Lafayette Neighborhood Planning initiative, & community plans to use the former CGA site for a solar farm** (see 1.2.i)(OFC). We are confident that assessment & cleanup will help developers see potential for redevelopment & build on successes, like the redeveloped Sanford Mill for mixed use, but now with a sustainable energy option. Establishing a renewable energy component will draw redevelopment & investment to Sanford rather than nearby communities, reducing sprawl in the region. We believe that a redeveloped Mill District will foster economic investment in the area where currently, environmental barriers hinder redevelopment. Using solar & the virtual grid aligns with **EPA’s AWP grant** & the City’s land use, economic & revitalization efforts for a more sustainable & energy-efficient community, including **new jobs within walking distance of low income residents**.

Due to our limited financial resources, MEDEP prepared an **Analysis of BFs Cleanup Alternatives (ABCA) to help facilitate redevelopment of the former CGA site for renewable energy, which aligns with our Target Area**, as well as to create a trail head, close a gap between 2 popular recreation trails, and provide access to a 23 mile network of ATV & 31 mile network of snowmobile trails (OFC). The ABCA lays the ground work to cleanup the former CGA site, allowing the City to focus other resources on cleaning up the Mill District to ready the area for solar from the virtual grid. The City anticipates other cleanup opportunities in the Mill District over the life of the grant (see 1.a.i).

Community Need/Issue	Proposed Redevelopment
Create new, safe affordable housing for low income residents & commercial	New, mixed income/uses & jobs in former mills, stimulating private investment in upgraded housing in innercity

uses to enhance tax base/vibrancy/jobs	neighborhoods & greater income security for residents
Prevent further erosion of tax base & loss of jobs by removing blight	Renovate/repurpose vacant BFs for renewable energy, new industries, jobs in walking distance of low income residents
Reuse existing & extend new infrastructure, sustainable energy alternatives	Use existing sewer, water, natural gas, transportation; City is currently extending fiber optic network to attract 21 st century industries; solar on contaminated site to feed Mill District
Address environmental concerns/stimulate economic development/new jobs for residents in nearby residential/commercial neighborhoods	Remediate contaminated sites to address environmental impacts on nearby residents & stimulate economic investment in the Mill District, innercity neighborhoods, & Downtown

1.b.ii . Outcomes and Benefits of Overall Plan for Revitalization – Sanford is a compact, liveable community that is increasingly attractive in the 21st century. Most homes & businesses are clustered along a central arterial (Main St), the Mill District, & River, an undeveloped greenbelt ***flowing through the Target Area (OFC)***. Schools are within bicycling/walking distance of most residents. Innercity neighborhoods, the Mill District, & Downtown are served by sidewalks.

Redevelopment of the former CGA site with a solar farm & virtual grid to energize former mills will bring new life to the entire area. Developers will create, & enhance existing workforce housing & commercial centers. New jobs, within walking distance of low income residents, will further link residents to commerce & recreate a bustling pedestrian atmosphere, expand the tax base, increase property values, facilitate preservation of green space & close gaps in trails (1.3 mile Downtown Connector in proposed Trails Master Plan), in the ***Target Area***, consistent with local goals & sustainability principles. Expanding access to renewable energy will further our commitment to redeveloping the Mill District & attract new residents & businesses, which will encourage investment in innercity neighborhoods & Downtown, all consistent with the City's Plans (see 1.b.i) **(OFC)**.

The City is starting to see investment in the community & the ***Target Area*** For example, Southern Maine Healthcare is planning a \$34M investment (MaineBiz, Jan 2019) in its Sanford medical campus, which is expected to bring jobs & additional safe & affordable housing to the ***Target Area***. Working in partnership with a private developer, a 50 MW solar farm was recently permitted by the City & MEDEP at the Sanford Airport. This solar energy project is the largest installation in the State & the only one in the country to be located on an airport. Redeveloping the former CGA site & a nearby landfill will expand the City's solar generating capacity to approximately 64 MW.

Outcomes from this grant will be measured by new development in the Target Area (housing starts tracked by Planning Dept; new jobs tracked by Sanford Regional Economic Growth Council; expanded tax base/property values/acres green space conserved/accessed tracked by City Tax/Assessing data).

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Leveraging Resources – Because of the City's limited financial resources & sizeable low income population, Sanford works hard to maximize combined funding sources to implement projects so success is greater than the sum of each. Our entrepreneurial spirit underlies virtually all of the major initiatives we tackle. The new Mill District road, Heritage Crossing,

was completed with Tax Increment Financing (TIF), bond, & private financing to attract developers like Northland to the Sanford Mill. Sanford will advocate for developers' existing & potential funding, such as grants &/or loans through state & federal programs, the Southern Maine Planning & Development Commission's (SMPDC) Revolving Loan Fund, CDBG, & other programs. The City will provide in-kind resources, including personnel (financial management, engineering labor oversight, public meeting assistance, staff & public safety coordination) & select materials (clean fill, stone, temporary fencing) to support initiatives associated with this grant.

Source	Purpose/Role	Amount (\$)	Funding Status
City of Sanford	Staff time to ID/secure funds & coordinate mtgs w/developers, agencies, property owners, public	\$51,162	Secured (Att A) See in-kind support for 4 Tasks described in 3.a.
Sanford Regional Economic Growth Council (SREGC)	Includes educating/reaching out to developers & members; crafting public-private partnerships	\$6,000	Secured (Att A)
Economic Development Administration (EDA)	45 mile fiber optic network serving Target Area & Mill District with competitive advantage for redevelopment & new jobs	\$769,209	Secured (Att A) Total project cost \$2.4M (City making up the difference)
Solar Developer	Private investment in redevelopment of former CGA site, once cleaned up	Variable	Potential (see attached letter)
SMPDC	SMPDC has a \$1M BFs Revolving Loan Fund & Program Income dedicated to assessing & cleaning up BFs	Variable	Potential (see attached letter)
MEDEP BFs Assess 128A/ Cleanup Grants	City eligible for assessment/cleanup funds for BFs. Received funds for supplemental Ph II for former CGA site, City will continue to apply as needed	Up to \$50,000	Potential (see attached letter)
TIF	Mill District is in a TIF; funds eligible for road, open space, trail, sidewalk (\$1.6M TIF/\$4M grant leveraged \$35M private)	Variable	Potential (TIF areas may be designated or expanded, as necessary)
Capital Improvement Plnng (CIP) & Bonding	CIP & bonding may be used to acquire sites, contribute to cleanup	Variable	Potential (CIP/bonding may be used/ expanded, as necessary)
Grants/loans - required matching funds	Apply to help finance redevelopment, (CDBG, State 128A BFs fund, MEDOT Planning Partner Initiatives, etc.)	Variable	Potential
State & Federal Historic Preservation Grants	Mill District on National Register. Tax credits integral to redevelopment. ME Historic	Up to 20% federal/25 % state	Potential (the Mill District is on the National Register)

	Preservation Commission authorizes tax credits for approved projects	tax credit	
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1.c.ii. Use of Existing Infrastructure – Redevelopment of the former mills will allow for reuse of fully served commercial/industrial space in the core of the community. In addition to reuse of vacant industrial structures, redevelopment will be used/supported by existing water & sewer infrastructure. Natural gas was recently extended into the **Target Area**, a goal of the **EPA’s AWP grant**. Public transit is provided by York County Community Action Corporation (YCCAC), which is headquartered in the **Target Area**. Heritage Crossing, which connects 2 main roads in the Mill District, was recently constructed & the area was upgraded with lighting & sidewalks to beautify & complement it (2010-2011). Gateway Park, which includes several former BFs, & trails developed along the Mousam River link Sanford’s urban areas, including the Mill District, innercity neighborhoods, & Downtown to the new high school & more suburban parts of the community. The City is in the process of constructing a 45 mile fiber optic network, which will serve the **Target Area** with high speed internet, greatly enhancing the opportunity for new jobs within walking distance of potential future employees. The City’s experience with permitting the 50 MW solar farm at the Airport will help in crafting a public-private partnership to fund & redevelop the former CGA site & create the virtual grid (see 1.a.i). The solar projects, fiber optics, Heritage Crossing, Gateway Park, trail development, & Sanford Mill redevelopment all **reflect the City’s ongoing efforts to support sustainable practices** by reusing & enhancing existing development & incorporating smart growth principles in redevelopment activities.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community’s Need for Funding – The Mill District is only 25% occupied (City Assessor, 2018). Our **Target Area** has a higher density & concentration of sensitive populations (low income, children, women of child-bearing age) & **are disproportionately impacted by BFs** because of exposure to contamination. Sanford’s median household income (\$45,563) is 73% lower than York County (\$62,618). (2017 American Community Survey) Health of residents in/near the Mill District is disproportionately impacted by recent fires & BFs, raising concerns about environmental justice.

The problems noted above divert the City’s limited financial resources from BFs (\$126,000 for firefighting, demolition, legal costs, millions to demolish Stenton, & over \$500,000 lost valuation to date; City Manager, 2018). The City has a higher unemployment (4.5%) & poverty rate (17.2%) than York County & the State. It also has a lower per capita income, median income, & percent residents holding higher educational degrees & a higher unemployment rate. (2017 American Community Survey) As a result, **Sanford lacks many ingredients that drive successful mill redevelopment – higher income, larger population, tourist economy, direct highway access, connection to a university or research center**. This grant will provide funding for environmental, cleanup, planning activities, & redevelopment that otherwise would not take place & sensitive populations will continue to be negatively impacted.

2.a.ii. Threats to Sensitive Populations

2.a.ii (1) Health or Welfare of Sensitive Populations – The City **desperately needs safe, affordable housing & jobs** in our **Target Area** for existing residents & to attract new residents. Residents of densely developed & deteriorating, innercity neighborhoods bear the greatest burden of BFs. They

are the ones who lost jobs when manufacturers abandoned the mills & housing from recent fires & disinvestment because of the stigma of nearby BFs. They are among Sanford's lowest paid workers & struggle on the bottom rung of the economic ladder.

- 72% renters in Sanford qualify for rent-restricted units assuming incomes up to 60% AMI for a 4-person household (*Sanford Area Market Assessment*, Sanford Housing Authority, 2015)
- Nearest affordable housing is East Side Acres, 47-units of low income housing, where tenant incomes are 50% of City's median. Within ¼ mile are 187 units of Section 8 housing, where tenant incomes are ½ or less of median (Sanford Housing Authority, 2018)
- 75.9% of students at the Lafayette Elementary School, adjacent to recent fires, qualify for free/reduced lunch, more than double the state average of 36.4%. (Sanford School Dept, 2018)
- Households Receiving Food Stamps: Sanford 24.5% vs York County's 12.9%, more than twice the households, illustrating low-income residents (2015 American Community Survey)
- Percent Below Poverty: Sanford 17.2% (vs York County's 8.5%), further demonstrates **disproportionately impacted residents** (2017 American Community Survey)

Upon award of this grant, ***we will use funding to conduct Ph IIs on properties within the Target Area & cleanup the former CGA site*** with the goal of redeveloping them in a way that eliminates welfare & public health issues, revitalizes the Mill District, innercity neighborhoods, & Downtown, provides opportunities for ***residential & nonresidential redevelopment of former BFs, encourages new investment in adjacent, deteriorating innercity neighborhoods, provides jobs for low income residents, increases access to recreation***, & stimulates community pride & involvement. Specifically ***cleaning up the former CGA site will facilitate the City's goal of providing sustainable renewable energy to future developers in the Mill District***, thereby improving the welfare of our community (OFC).

2.a.ii (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions – Within our **Target Area**, blighted mills significantly impact Sanford's growth as residents look for safer/healthier locations & developers bypass our deteriorated mills to invest in nearby communities, contributing to sprawl. Residents living in the shadow of the former CGA site have the potential to be impacted by dust laden with heavy metals that blows into their yards & potential to be impacted by heavy metals leaching into groundwater. Impacts to the health of residents within our **Target Area** include:

- Ongoing stress & associated health impacts on residents: Innercity residents live with fear for life & limb, feeling unsafe in their homes, & exposure to the opioid epidemic. (*Vacant mill building may smolder for days in Sanford*, 6/24/2017; *Community in crisis: Battle against opioids rages in beaten-down Sanford*, 4/1/2017 updated 1/5/2018; Portland Press Herald).
- Asthma Rates: ME has some of the highest rates of asthma in the country. Recent data show 11.7% of ME adults currently have asthma compared to 8.9% nationally. In children, the rate of current asthma is 9.1% & 8.1% nationally. (2016 ME CDC)
- Blood Lead Levels in Children: ***Childhood Lead Poisoning in ME*** indicated that 5 communities, including Sanford, accounted for 40% of all newly identified children with elevated blood lead levels in ME. ***Sanford has 2.0% of children with elevated blood lead levels vs statewide average of 1.3%***. (2008 ME Department Health & Human Services; most recent available State data)
- Substandard Housing: The study also said more than 80% of children in the 5 communities for ***lead poisoning live in substandard rental housing***, mostly near mills & BFs.

2.a.iii (3) Economically Impoverished/Disproportionately Impacted Populations – The extent of vacant properties in the **Target Area** (75%, City Assessor, 2018) & depressed property values in nearby residential neighborhoods is daunting (see statistics in 2.a.i & ii (1) & (2) above) & further exacerbates a lack of job opportunities & loss of population. Vacancies & poor housing conditions (average depreciated value of 10-15%, City Assessor, 2018), contribute to increased demand for emergency services, further burdening City finances. ***The reduced tax base of the Mill District, innercity neighborhoods, & Downtown of over \$500,000 in our Target Area, (City Assessor, 2018),*** is hindered further by increasing disinvestment in nearby areas further reducing the City’s ability to address problems & attract developers. The presence of BFs, including the Stenton Mill, now a burned out skeleton of itself, further impacts the larger community by expanding blight into surrounding neighborhoods along with fire-related ash & other airborne debris. These impacts further exacerbate Sanford’s “run-down” appearance & image. ***“This down & out image deters new investments in housing, depresses home values & owner-occupancy.”*** (Jim Nimon, Executive Director, Sanford Regional Economic Growth Council, 2018)

2.b. Community Engagement

2.b.i Community Involvement

Partner Name	Point of Contact & Contact Info	Specific role in project
Sanford Regional Economic Growth Council	James F. Nimon, Ex. Dir. 207-324-9155 ifnimon@sanfordmaine.org	Work w/developers on redevelopment, attend developer mtgs, post development opportunities on website, help prepare strategies.
Sanford Housing Authority	William Keefer, Ex. Dir. 207-324-6747 bkeefe@sanfordhousing.org	Provide Sec 8 vouchers, build afford housing, contact residents in Target Area .
Lafayette Neighborhood initiative (in Target Area), includes residents, 5 social service organizations, & GrowSmart Maine	Nichole Ivey, Strategies for a Stronger Sanford 603-767-0253 nivey@strongersanford.org	Prepare neighborhood plan to guide redevelopment/investment, encourage participation in discussions/mtgs to ID issues, offer advice about redevelopment, coordinate w/ neighborhood, help prepare strategies.

2.b.ii. Incorporating Community Input – Since 2004, the City has conducted extensive public outreach & fostered interactive participation in revitalizing the Mill District (& **Target Area**). *Specific Community Involvement activities will include the following:*

1. Community Site Selection: Continue to report status of Program & announce meetings on website. After public & Brownfield Advisory Committee (BAC) weigh in, sites will be selected for Ph Is.

2. Community Cleanup Planning: The City will hold public meetings to discuss design, reuse, & cleanup options for each site. Public meetings will be advertised in local newspapers, on City’s website, by mailings & personal invitations to residents in innercity neighborhoods most affected by BFs, including Lafayette. To solicit more public input at meetings, the City will use a “key pad polling” system which allows the audience to provide opinions through a remote clicker system.

3. Community Engagement: All City Council meetings are open to the public, televised on local-access cable TV, & live streamed. Agendas will be distributed to the media & interested parties, & will

be posted on bulletin boards. At all meetings, the public will be invited to submit written comments to Planning Director & the City will post presentation materials on our website.

4. Community Involvement & Responses: The City will provide 14-30 day comment periods. Hard copies of all materials will be available at public meetings & repositories & digital copies & presentations will be posted on our website. Community Partners will provide meeting support & information links on their websites & mailings. These efforts have & will continue to successfully inform the public. All comment will be taken into consideration in finalizing strategies.

The City will use the following tools, which have been successful in past BFs efforts:

Outreach	Activity Description
Sanford Website	Notices about public meetings, meeting minutes, project updates, reports, & presentations, & will be updated regularly.
Information Repository	City & public library will serve as location for hard copies of all program-related documents for review by the public.
Public Meetings	<i>Up to 4 public meetings</i> will be held during/after site selection. Meeting announcements & project updates will be broadcast on Public Access TV/live
Newspaper	<i>Up to 5 releases</i> re grant funding will be used to publicize activities in local
Email	Use email networks to announce & promote the program, solicit input, advertise meetings, & disseminate outcomes.
Social Media	Use Facebook to promote the availability of BFs Assessment Grant monies & successful BFs redevelopment.

All public notices will publicize state TYY line, made available for those who need language services. Translators at Goodall Hospital & other strategies will be used to assist with translations of oral/written materials to accommodate the community when communication barriers arise.

TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities – For this grant, the **City acknowledges a \$40,000 cost share** associated with the cleanup of a priority site (former CGA Site) in the **Target Area**. In addition, the City will provide in-kind labor & personnel resources for programmatic activities & grant administration. The **City's in-kind costs are captured in Section 1.c.i under leveraging & are not repeated or included here**. However, the City does anticipate a significant amount of coordination will be included during the management of this grant.

Task 1 Cooperative Agreement Oversight: City will manage the grant & select a QEP for grant award (1st Q) & provide all quarterly & closeout reports. (yr 1-5) We anticipate up to 2 people attending up to 2 BFs conferences. The City has not included any City-personnel costs as these are considered in-kind & captured as leveraged funding. Outputs:

- a) BFs conferences: \$8k Haz (2 people/2 conf) includes airfare, hotel, meals, misc travel expenses
- b) Miscellaneous supplies: \$2k Haz (ads, postage, photocopying, etc.)
- c) **Total for Task 1 = \$10,000**

Task 2: Community Outreach & Engagement: The City will continue to follow the Community Outreach Program used to date. (yr 1-5) Key players include our BAC & participation at following meetings – 4 City Council, 4 BAC, 4 community, 4 mill owner & general public information meetings. Participation will include televised/streamed City Council meetings, notices in newspapers, press

releases, & handouts. Outputs: ~ 16 mtgs, 8 public notices, 1 factsheet

- a) Meeting attendance by QEP: \$12k Haz (\$120 x 100hrs)
- b) Miscellaneous supplies: \$2k Haz (ads, postage, photocopying, etc.)
- c) **Total for Task 2 = \$14,000**

Task 3: Planning Activities (OFC): There has been a lot of change in the **Target Area** since a market analysis (1995 & 2005) & **EPA's AWP grant** (2010) were completed. City will select contractors through a Request for Proposals (RFP) or Request for Qualifications (RFQ) process & update these plans to support end use planning, including a market analysis to identify potential end uses & an updated development plan that considers renewable energy strategies, human capital needs, income diversity, & employment opportunities. (yr 1-2) The market analysis & development plan will include 6 meetings including 2 Council meetings & 4 Community meetings, 2-3 brochures, 2 drafts & 1 final report. The development plan will evaluate business to residential needs in the community; new technologies to support existing & attract new businesses, & transition to renewable & sustainable alternatives **(OFC)**. Outputs: market analysis & development plan & 5 site reuse plans.

- a) City support: \$10,000 (staff \$9,375=(\$75 X 125hrs); \$625(copies, mtg notices, handouts)
- b) Market Analysis: \$40,000 (\$100 x 350 hrs)= \$35,000; \$5k(reports, brochures, mtg handouts)
- c) Development Plan: \$35,000 (\$100 x 300hrs)= \$30k; \$5k(2 reports)
- d) Site Reuse Planning: \$85,000. **Specific site activities included in Task 4C below.**
- e) **Total for Task 3 = \$170,000 (OFC- 20% + of grant monies)**

Task 4 Assessment, Reuse Planning and Cleanup Activities:

Task 4A: Phase I ESAs Activities: After securing access to the site, we anticipate that our QEP will complete up to 6 Ph Is in accordance with ASTM (1527-13) & AAI in the **Target Area**. (yr 1-4) The City will continue public communication & involvement of the general public & innercity neighborhoods, abutters, & owners. (yr 1-5) Outputs: 6 Ph Is (6 haz)

- a) Site costs: (\$5k x 6= \$30k), including haz building inventories.
- b) **Total for Task 4A = \$30,000**

Task 4B: Phase II ESAs Activities: Selection will be based on redevelopment/housing/economic development potential & access. QEP-conducted Ph II Investigations may include monitoring wells, soil boring, test pit excavation, soil, groundwater & haz bldg. mat sampling (asbestos etc). The City & QEP will work with property owners to obtain access, provide public information, & receive citizen input through the BAC, hearings, & community meetings & will coordinate with MEDEP & EPA. (yr 1-5) Outputs: 5 Ph IIs (5 Haz, w/SSQAPPs)(**Total \$216k**)(~\$43k per site x 5)

- a) Site specific costs per site (approx): QAPP (\$4-5k), 1-2 days drilling (\$3-6k), Analytical (\$5-7k), Asbestos/Lead/Univ Waste (\$6-8k), Field support (\$6-8k), Report Preparation (\$7-10k).
- b) **Total for Task 4B = \$216,000**

Task 4C: Site Reuse Planning (OFC): The City & QEP will work with property owners & interested parties to prepare reuse plans for select sites. (yr 1-5) The City plans to use Reuse Planning monies at the former CGA site to evaluate specific needs of developing solar on the site once cleaned up. Solar Reuse includes evaluating driving piles to support solar panels, specific capping design for solar, & interconnection capacities. (yr 1) For the International Woolen site, Reuse Planning includes transportation access & geotechnical/structural assessment of the buildings for reuse. (yr 2-3) For other BF's sites, Ph II results & reuse plans/Cleanup Plans for select sites will be based on specific or

potential reuse scenario(s). (yr 2-5) Cleanup Plans will evaluate cleanup for each contaminant exceeding applicable ME & federal guidelines. Remedial actions will be compared & evaluated based on cost, feasibility, & effectiveness in protecting human health & the environment. The City will coordinate with EPA & MEDEP under VRAP. Outputs: 5 Reuse Plans

a) Reuse Planning: former CGA: \$20k, International Woolen: \$45k, 3 Other Reuse Plans-\$21k (~\$7k per site).

b) **Note: Total Costs provided above in Task 3.**

Task 4D: Priority Site Cleanup (former CGA Site): This task includes QEP-generated engineering design & contractor costs for management of impacted media at the site, including but not limited to capping of contaminated soil. **Costs were detailed in a site-specific ABCA.** Outputs: Cap construction & Eng Specs, remediation, VRAP summary report, MEDEP VRAP Certificate of Completion. **Approx. Total = \$400,000** for fencing, engineering design, capping oversight & installation of a soil eng cap (116,000 sf w/2' cover- per ABCA), permitting, VRAP fees, deed restriction, legal. (yr 1)

a) VRAP applic/workplan: \$10k (\$100 x 100hrs)(**Total = \$10,000**)

b) Eng: Plans & Specs \$20k (\$125 x 160hrs); permitting \$10k (\$125 x 80hrs) (**Total = \$30,000**)

c) MEDEP & EPA review, bidding, pre-bid, contractor coord: \$5k (\$100 x 50 hrs)(**Total = \$5,000**)

d) VRAP closure \$10k (\$10k = \$100 x 50hrs); deed restriction (\$5k, legal/filing)(**Total = \$15,000**)

e) **Totals(\$400k): Engineering (subtasks a-d)-\$60k + cap construction \$300k (=\$360k)**(grading, capping materials, backhoe/heavy equip, vegetative clearing, oversight) + **\$40k, the City will provide in cost share monies**, in addition to in-kind assistance described in 1.c.

3.b. Cost Estimates and Outputs

Budget Categories	Task 1 Program Oversight	Task 2 Community Outreach	Task 3 Planning Studies	Task 4 Ph I/Ph II/ Cleanup	TOTAL COST
Personnel	\$0	\$0	\$10,000	\$0	\$10,000
Fringe Benefits*included above	\$0	\$0	\$0	\$0	\$0
Travel	\$8,000	\$0	\$0	\$0	\$8,000
Supplies	\$2,000	\$2,000	\$0	\$0	\$4,000
Equipment					
Contractual	\$0	\$12,000	\$160,000	\$606,000	\$778,000
Other :					
Total Direct Costs	\$10,000	\$14,000	\$170,000	\$606,000	\$800,000
Indirect Costs					
Total Federal Funding					\$800,000
Cost Share				\$40,000	\$40,000
Total Budget	\$10,000	\$14,000	\$170,000	\$646,000	\$840,000

3.c. Measuring Environmental Results - Sanford's BFs program is woven into its 2005 Comprehensive Plan, Bartram & Cochran's 2005 Planning Study, 2010 EPA's AWP grant, 2017 Stenton Mill Area Revitalization Plan, 2017 Mill District/Downtown Redevelopment Strategy, &

2018-2021 Lafayette Neighborhood initiative, & goals for solar energy generation. All our plans demonstrate an ongoing commitment to building on past initiatives to lead to ongoing revitalization of the **Target Area** & creation of measures of success. In addition to these efforts, Sanford will prepare Quarterly Reports, update ACRES, & complete MBE/DBE reports. Outcomes: # Ph Is/Ph IIs/Ph III/Remedial Plans (added to our GIS – acres cleaned up), & community & BAC meetings. The City will seek feedback from Community Organizations & assemble data to track funds leveraged from assessments, cleanups, & reuse, housing starts, new jobs, tax base, & valuation. We will track # acres assessed, cleaned up, redeveloped, # MW of new renewable energy generation, job growth, & return to productive use, reducing environmental threats. A detailed work plan will be finalized upon award of the grant & its use will clearly indicate if a Task is not on schedule.

3. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and Experience – *Our track record shows that we have sustainable commitment to not just clean up BFs, but to ensure redevelopment of the fabric of the community.*

- Management: Sanford has a well-developed management plan in place to track: **1)** properties assessed, **2)** acres cleaned up, **3)** # Ph I/Ph IIs, **4)** property values in the **Target Area**, **5)** MWs of new renewable energy generation, **6)** new jobs associated with redevelopment of **Target Area**, **7)** housing starts, **8)** recreational acres accessible/cleaned up & **9)** interest of community in the BFs program tracked by # “hits” on the City’s website. If a project is not on schedule, the City will work with the QEP & EPA to assess the issue & adjust the work plan accordingly. See 4.a.ii for strategies if City requires additional assistance.
- Staff Expertise: The City’s BFs Program will be directed by Elizabeth A. Della Valle AICP, Planning Director. Trained as a biologist & environmental planner, Beth has 38 years’ experience in community planning/development. ***Beth has successfully managed numerous state & federal grants & will work closely with Steve Buck, City Manager & Jim Nimon, Executive Director of SREGC, which has been instrumental in working with property owners/prospective developers in structuring BFs redevelopment projects (e.g. Sanford Mill) & the Lafayette Neighborhood.*** Just as the City works hard to maximize combined funding sources so success is greater than the sum of each, Sanford strives to integrate its BFs Program into its broader land use, economic & community development plans & strategies to maximize the benefits.
- Retain Project Leadership or Recruitment: The City strives to retain project leadership by using talented, dedicated staff (Treasurer, GIS, Assistant Planner, Code Enforcement, Fire Marshal, Public Works, Parks & Recreation) & providing incentives for career advancement.
- Procurement: The City believes in a competitive procurement process & solicits RFPs or RFQs. The RFPs/RFQs are reviewed by the City & the top submittals/firms are interviewed.

4.a.ii Acquiring Additional Resources – The City has access to additional resources, should unanticipated need arise, & will use the following resources to enhance its capacity:

- The City is bringing on an Assistant Planner, a new position, in February 2019. The new Planner, who has some experience with the BFs Program, will expand the capacity of the Department directly & open up additional time in the Planning Director’s schedule to manage this grant.
- Task 3 includes \$10,000, which may be used to contract for professional services to supplement City staff hours, if needed.
- The Planning & Development Department has a small line item in its annual budget for contractual services. Potential service providers include SMPDC, GrowSmart Maine, & private

contractors. This budget line may be supplemented in the annual budget process, if necessary.

4.b. Past Performance and Accomplishments

4.b.i Currently has or Previously Received an EPA Brownfields Grant

4.b.i (1) Accomplishments - Sanford's 2012 BF's Grants have been fully expended/closed & all required quarterly reports have been filed. The Cooperative Agreement for Sanford's 2018 BF's Assessment Grant was recently approved, our BAC has updated the City's inventory of potential BF's sites, we are working with 2 property owners to schedule environmental assessments, & the MEDEP is nearing completion of a supp Ph II/cleanup plan for the former CGA site. There are other owners of potential BF's sites who are interested in assistance if funds become available. Funds in this grant are allocated to 5 sites in the Mill District & 2 sites located along key waterways outside the **Target Area**, which is the focus of this grant. Past funding has allowed Sanford to assess & cleanup properties & leverage over \$10.22 million in public & private investment.

BFs Grants	Type	Active/ Closed	Ph I	Ph II	Cleanup Planning
BF 96165901 (\$400k) (FY12)	Assess	Closed	5	6	0
BF 96167101 (\$200k) (FY 12)	Cleanup	Closed	*NA	*NA	1
BF 00A00457 (\$300k) (FY 18)	Assess	Active	5**	6**	2**
**planned					

Funding received to date as well as potential new funding will continue to be quantified - # properties assessed, # Ph Is & Ph IIs, # acres of land cleaned up/redeveloped, # housing starts, # new jobs, tax base & valuation in the **Target Area**. Sanford forged a successful public-private partnership with Northland Investments to redevelop the Sanford Mill, an EPA Phoenix Award recipient. Currently the City is working with 3 developers, 2 interested in redeveloping the former CGA site for solar & 1 interested in redeveloping a former textile mill for mixed use. Building on our City Manager's successful presentation about Sanford's solar initiatives, including those on the former CGA & other BF's sites at a 2018 Solar Conference in Boston, we anticipate continued success using public-private partnerships to redevelop the **Target Area**.

Outputs: Past grant funds were used to update BF's inventory; Community Outreach Mtgs (~24); (ASTM) Ph I (31); Ph II (20); BAC mtgs, soliciting input from residents, MEDEP, EPA, interested stakeholders; BF's Conferences; developer/mill owner mtgs, & general outreach about BF's.

4.b.i (2) Compliance with Grant Requirements – To date, we have successfully & accurately completed all required reporting & managed QEPs within scope of project/grant requirements. We have 1 recently awarded, open grant, whose assessment funds are fully allocated.

Compliance with Grant Requirements: Sanford has submitted quarterly reports, broken down tasks completed & reported financial information for past grants; worked closely with MEDEP/EPA, held numerous BAC meetings, informed state/federal representatives of activities, reported MBE/DBE/WBE participation, & accurately reported/inputted data into ACRES.

4.b.ii. Has Not Received an EPA Brownfields Grant – NA

4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreement – NA